

**WETHERSFIELD ZONING BOARD OF APPEALS
PUBLIC HEARING**

November 26, 2012

The Wethersfield Zoning Board of Appeals held a public hearing on November 26, 2012 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut.

PRESENT: Thomas J. Vaughan, Jr., Chairman
Mark Rudewicz, Clerk
Morris Borea
Eugene Ziurys, Jr.
Robert Cobb, Alternate
Paul J. Leblanc, Alternate
David Gustafson, Alternate

ABSENT: Daniel Logan, Vice Chairman

Also Present: Fred Valente –Building Official

Chairman Vaughan, Jr. opened the meeting at 7:00PM. He explained the procedures of the Meeting and Hearing and asked if anyone wanted to speak on anything other than what was on tonight's Agenda. There was no one from the audience who wished to speak.

Chairman Vaughan, Jr. stated for the record that last month our Chief Building and Zoning Official, Brian O'Connor was with us for our meeting, about a week after that meeting he passed away. Chairman Vaughan, Jr. stated that Brian was a loyal and dedicated Wethersfield Town Employee and a true gentleman and always gave his best to the Town and to the Citizens. He stated that he will be truly missed.

Application No. 6112-12. Artfx Signs, seeking a variance to install a store front sign larger than permitted at 1283 Silas Deane Hwy, West side, RC Zone, (§6.3.F.2).

Mr. Lawrin Rosen, owner of Artfx Signs, 27 Britton Drive, Bloomfield, CT, appeared before the Board seeking a variance to install a store front sign larger than permitted at Consignment Unlimited.

Mr. Rosen wanted to express how said he was to hear about Brian. He stated he had a long conversation with him a few months back; he did not realize he was that bad; he stated that he had the same condition about 15 years ago and he is lucky to be here.

Mr. Rosen stated that he was before this Board a couple months ago for Medicare Plus. He stated that he is here for the same purpose tonight for Consignment Unlimited. He stated that they have a 25 square foot front and because of the sign in the front of the

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plaza they are only allowed 1 foot per linear; if there were no sign in front then they would be allowed 2 feet per linear and this sign would not need a variance.

He stated that last time he was here they spoke of getting a unified signing system. He stated that this was in place at one time but when the Management of the plaza changed it went by the wayside. He stated that he does have a meeting scheduled in a month or so with Joe who owns the center. He stated he is hoping to get the unified signing system in place again.

Chairman Vaughan, Jr. questioned what is allowed and what size is the proposed sign. Mr. Rosen stated that 25 square are allowed and the sign is 50 square. Mr. Rosen stated that the sign really is deceptive because of the diamond; he stated the lettering is roughly 30 square; maybe 35.

Chairman Vaughan, Jr. confirmed that if the sign in the front of the plaza was not there then this sign would not need a variance. Mr. Valente stated that this was correct.

Chairman Vaughan, Jr. questioned if the sign is the same type of sign as a few months ago. Mr. Rosen stated that it is identical.

Chairman Vaughan, Jr. stated that because parking is in front of the shopping center and stores are so far back; the sign in the front really serves no purpose as there are no store names etc.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

Application No. 6113-12. Scott & Elizabeth Sagan, seeking a variance to erect an addition having less than the required front yard and side yard at 47 Coleman Road, South side, B Residential Zone, (§3.7).

Scott Sagan, 47 Coleman Road, Wethersfield, CT appeared before the Board seeking a variance to erect an addition having less than the required front and side yard. Mr. Sagan stated for the record that the house is still listed in his wife's maiden name. He stated that they experienced a total and complete loss of the home due to a fire on September 19. He stated that prior to this they were toying with the idea of moving at one point but after they received the services offered from the Town of Wethersfield and with the emergency response, they decided to keep their roots here. However; he stated to do this they really need more room inside the home.

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Mr. Sagan stated that the building line is 40' from the inside edge of the front sidewalk. He stated what he would like to do is bring the one car garage forward 12 feet. It would reduce the frontage from 40.5 feet to roughly 28.5 feet. That is the first variance he is looking for; the reduction of the required front yard.

Mr. Sagan stated that the second variance is because the property lines angle on the property so now the new front point of the west side of the garage will reduce my side yard to 4.1 feet so a variance is need for 11" for the side yard.

Mr. Sagan stated that they have been renovating the home for about 3 years; he stated he was just about finished with the final nail when they suffered the fire and the complete loss of the home. He stated that he takes great pride in his home and continues to maintain the yard, etc. He stated that his neighbors are looking forward to them coming back into the home. He stated that none of his neighbors have any problems with these variances. Adding that he has spoken with the neighbor that is directly impacted by the variance; he stated that he even lined it out for him; and he has absolutely no objection.

Chairman Vaughan, Jr. questioned if the house will be on the same footprint; same foundation. Mr. Sagan stated that it would.

Chairman Vaughan, Jr. confirmed that to be safe they are looking for a 12' front yard variance and a 1' side yard variance. Mr. Valente confirmed that this was correct.

Chairman Vaughan, Jr. questioned why the garage needs to come forward. Mr. Sagan stated that this would give them more room in the home.

Commissioner Gustafson confirmed that the garage is a single story. Mr. Sagan stated that this was correct.

There were no further questions or comments from the Board.

There was no one in the audience who wished to speak in favor of or in opposition to this application.

WETHERSFIELD ZONING BOARD OF APPEALS
Chairman Thomas Vaughan, Jr.

Commissioner Rudewicz, Clerk

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PRESENT: Thomas J. Vaughan, Jr., Chairman
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Morris Borea
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Robert Cobb, Alternate
Paul J. Leblanc, Alternate
David Gustafson, Alternate

ABSENT: Daniel Logan, Vice Chairman

Also Present: Fred Valente –Building Official

DECISIONS FROM PUBLIC HEARING

Voting members: Chairman Vaughan, Jr., Commissioner Rudewicz, Commission Borea, Commissioner Ziurys, Jr. and Commissioner Cobb.

Application No. 6112-12. Artfx Signs, seeking a variance to install a store front sign larger than permitted at 1283 Silas Deane Hwy, West side, RC Zone, (§6.3.F.2).

Upon motion made by Commissioner Rudewicz, seconded by Commissioner Cobb and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as submitted.

Voting members: Chairman Vaughan, Jr., Commissioner Rudewicz, Commission Borea, Commissioner Ziurys, Jr. and Commissioner Gustafson.

Application No. 6113-12. Scott & Elizabeth Sagan, seeking a variance to erect an addition having less than the required front yard and side yard at 47 Coleman Road, South side, B Residential Zone, (§3.7).

Upon motion made by Commissioner Rudewicz seconded by Commissioner Borea and a poll of the Board it was unanimously voted that the above application **BE APPROVED** as amended for a 12' front yard and 1' side yard variance.

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APPROVAL OF MINUTES

Upon motion made by Commissioner Leblanc seconded by Commissioner Ziurys, Jr. and a poll of the Board it was unanimously voted that the minutes of October 22, 2012 **BE APPROVED.**

DISCUSSION

There was discussion among the Commissioners as to allowing all members to vote even if all regular Members are present. Commissioner Cobb stated that he would like to know that if you show up for the meeting you are allowed to vote. Mr. Valente stated that he believes it is state statute that dictates how many members can vote; but stated that he will look into it.

ADJOURNMENT

The meeting was adjourned at 7:30 PM.

WETHERSFIELD ZONING BOARD OF APPEALS
CHAIRMAN VAUGHAN, JR.

Commissioner Rudewicz, Clerk

I hereby certify that the above is a true copy of the minutes of the Zoning Board of Appeals on

Commissioner Rudewicz, Clerk